

November 19, 2019

NEPCO
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Rad Dickson
EL Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

Reference: Hellbusch Amended Site Development Plan

NEPCO is providing the collective input from its membership that includes more than 9,500 homeowners, 45 HOAs, and over 20,000 registered voters within and around Monument. The purpose of NEPCO, a volunteer coalition of Homeowner Associations in northern El Paso County, is to promote a community environment in which a high quality of life can be sustained for constituent associations, their members, and families in northern El Paso County. We collectively address growth and land use issues with El Paso County Planners and the Town of Monument, as well as addressing HOA issues of common interest among the members. NEPCO achieves this by taking necessary steps to protect the property rights of the members, encouraging the beautification and planned development and maintenance of northern El Paso County.

General Concerns/Questions related to Hellbusch Amended Site Development Plan

1. There remain some unanswered questions, primarily related to screening of the property from nearby residential property owners.
 - a. Will the limited number of trees be of sufficient quantity and size to accomplish the screening function?
 - b. There are now references in the application documents to four different types of 6-foot fencing surrounding the property: wood fencing, opaque fencing, picket fencing, and chain link fencing. Is there really going to be four different types of fencing on the property? Will it accomplish the screening function? Will their appearance add or subtract to the character of the local commercial properties and nearby residential neighborhood?

2. Given the closeness of a creek and a reservoir to now two developments with large areas of impervious asphalt containing recreational vehicles subject to the fierce Colorado weather elements (along with a small engine repair shop which certainly will store and use non-trivial quantities of oil and gasoline), El Paso County should ensure the property owners monitor any spills, hazardous waste container deterioration (which includes the vehicles), and storm water runoff for groundwater or surface water pollution.

3. One “low wattage solar powered light” is scheduled to be used for this lot. In view of night time security concerns for an RV storage area, this appears to be insufficient for safety and security. Therefore, what lighting will really be installed, and will it be dark-sky compliant?
4. Regarding the use of the septic and well service for the property, we assume the site will have the ability for campers to dump their waste at the site and draw water from the well. Is there a baseline standard for the water/sewer usage at an RV storage facility? Is the well permit sufficient for this planned use?

NEPCO’s Conclusion related to this development proposal:

If we assume that the applicant has shown good faith and completed all previous requirements (otherwise we would not be at this stage of development), NEPCO believes this is a suitable use for the property given its location next to the railroad tracks and a similar use business sharing a common property line. NEPCO further requests that our organization be informed of subsequent actions related to this development and be a participant in the review and coordination process. Thank you.

//SIGNED//

Paul E. Pirog
Vice Chairman,
NEPCO Transportation and Land Use Committee

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Greg Lynd
President, NEPCO